

# PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and is a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

A non-conforming use for a Tavern

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_  
(Type or Print Name) (Type or Print Name)  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ (Type or Print Name)  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that pro, ty be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of December, 1984, at 10:45 o'clock A.M.

*Bill Jablon*  
Zoning Commissioner of Baltimore County.

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN EVALUATION COMMENTS MICROFILMED

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner \_\_\_\_\_ Date: December 19, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 85-175-SPH & 85-182-SPH

In view of the subject of these petitions, this office offers no comment.

*Norman E. Gerber per J. Howell*  
Norman E. Gerber, Director

NEG:JGH:bjs



HARRY J. PISTEL, P.E.  
DIRECTOR

November 26, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #107 (1984-1985)  
Property Owner: Theresa B. Jones  
N/E cor. Rolling Mill Rd. & North Point Blvd.  
Acres: 0.30  
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,  
*James H. Markle, Jr.*  
JAMES H. MARKLE, JR., Chief  
Bureau of Public Services

JAM:EAM:PMO:ss

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 20, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ms. Theresa Jones  
6800 Rolling Mill Road  
Baltimore, Maryland 21224

RE: Item No. 107 - Case No. 85-175-SPH  
Petitioner - Theresa B. Jones  
Special Hearing Petition

Dear Ms. Jones:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Commodari, Jr.*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Frank S. Lee  
1277 Neighbors Avenue  
Baltimore, Md. 21237



Maryland Department of Transportation  
State Highway Administration

William K. Hollmann  
Secretary  
Hal Kassoff  
Administrator

November 14, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 10-30-84  
ITEM: #107.  
Property Owner: Theresa B. Jones  
Location: NE/Cor. Rolling Mill Road and North Point Blvd. Route 151  
Existing Zoning: M.H.-IM  
Proposed Zoning: Special Hearing to approve a non-conforming use for a Tavern  
Acres: 0.30  
District: 15th

Dear Mr. Jablon:

On review of the submittal of 10-12-84 and field inspection, the State Highway Administration offers the following comments.

If the site is approved as a non-conforming use, all existing access by way of North Point Blvd. can remain unchanged.

However, if the non-conforming use for the tavern is not approved, the State Highway Administration will require construction

Mr. A. Jablon

-2-

November 14, 1984

of State Highway Administration Type "A" concrete curb along the State Highway Administration Right-of-Way line to eliminate a by-pass of the signalization intersection and the access of North Point Blvd. eliminated.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

85-175-SPH

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 30th day of October, 1984.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Theresa B. Jones  
Petitioner's Attorney

Received by: *Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman, Zoning Plans  
Advisory Committee



Dundalk, MD., 12/14, 1984  
 THIS IS TO CERTIFY, that the annexed advertisement  
 published in THE BALTIMORE COUNTY JOURNAL, a  
 newspaper, published in Dundalk, Baltimore County,  
 Md. appearing on 12/13, 1984

*A. L. Leno*  
Publisher

**LEGAL  
NOTICE**

**Notice for Special Hearing  
135th Election District**

**Learned** and **best** member of **Ballot** **Commission** **for** **135th** **Election** **District** **is** **James** **W. Thompson**, **1356** **South** **11th** **Street**, **St. Louis**, **Missouri**, **63104**. **He** **is** **qualified** **to** **act** **as** **chairman** **of** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **at** **the** **St. Louis** **County** **Administration** **Center**, **1311** **West** **Chemin** **des** **Arches**, **St. Louis**, **Missouri**, **63104**.

The **Zoning** **Commissioner** **of** **St. Louis** **County**, **by** **authority** **of** **the** **Zoning** **Act** **and** **Resolution** **of** **St. Louis** **County**, **is** **giving** **notice** **that** **he** **is** **holding** **a** **public** **hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is** **invited** **to** **appear** **at** **the** **Special** **Hearing** **on** **the** **135th** **Election** **District** **on** **the** **13th** **day** **of** **the** **month** **of** **April**, **1990**, **at** **the** **time** **of** **10:00** **a.m.** **Public** **is**

85-175-SPH  
12'00 N

District 15th  
Date of Posting 12/7/84  
Posted for: Special Ho. by To appoint a non-conflicting Mr. Fred Brown  
Petitioner: Theresa A. Jones  
Location of property: N.E. Cor. Rolling Mill Rd. & North Point Blvd.  
6000 Rolling Mill Rd., 21224  
Location of Signs: on property at Rollington, facing corner of Rolling  
Mill Rd. & N P Rd., across 25' from both road ways  
Remarks:  
Posted by: [Signature]  
Date of return: 12/14/84  
Number of Signs: 1

LOCATION: Northeast corner of Rolling Mill Road and North Point Boulevard (6800 Rolling Mill Road)

DATE AND TIME: Monday, December 31, 1984 at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing;

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a nonconforming use for a tavern.

Being the property of Theresa B. Jones as shown on  
the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

TOWSON, MD., \_\_\_\_\_ December 13 \_\_\_\_\_ 19 84

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 13 19 84

THE JEFFERSONIAN.

*18 Venturi*  
Publisher

85-175-524

Cost of Advertising 2200

[illegible]

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
NE/corner of Rolling Mill Road \*  
and North Point Boulevard \* ZONING COMMISSIONER  
(6800 Rolling Mill Road) - \*  
15th Election District \* OF BALTIMORE COUNTY  
Theresa B. Jones, \* Case No. 85-175-SPH

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a determination from the Zoning Commissioner as to whether a nonconforming use exists for a tavern, as more particularly described on Petitioner's Exhibit 1.


James Jones, the Petitioner's son, and Frank Lee, a registered professional surveyor, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned M.H.-1.M., is located on North Point Boulevard and Rolling Mill Road. The surrounding area is heavily industrial and commercial. The Petitioner and her family have operated a tavern on this site since 1913 and without interruption since 1933. Time out from the business occurred only as a result of prohibition.

Mr. Jones testified that his family has owned and operated the tavern all of those years and that there has never been any abandonment. Mr. Lee, who has lived in the area and has been familiar with the tavern since the 1940's, confirms Mr. Jones' testimony. Although there was serving of food on the premises at one time, which stopped seven or eight years ago, it was merely a service for the patrons of the tavern and not a primary use.

The Petitioner seeks relief pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR).

The uncontroverted testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as

 BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

December 26, 1984

Ms. Theresa B. Jones  
6800 Rolling Mill Road  
Baltimore, Maryland 21224

RE: Petition for Special Hearing  
NE/cor. Rolling Mill Road and North Point  
Blvd. (6800 Rolling Mill Road)  
Theresa B. Jones - Petitioner  
Case No. 85-175-SPH

Dear Ms. Jones:

This is to advise you that \$48.25 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

SECRETLY,  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 003173

DATE Jan. 7, 1915 ACCOUNT 601-615-100

AMOUNT \$ 47.25

RECEIVED Frank J. (sic)  
FROM C. Thos. Jones

FOR Advertising - 115 Spring Lane - 4/12-14-1911


C 650\*\*\*\*\*42216 COUTER

VALIDATION OR SIGNATURE OF CASHIER

a tavern since 1933. This constitutes a legal nonconforming use. After due consideration of the testimony and evidence presented, it is clear that a non-conforming use does exist.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of January, 1985, that the Petition for Special Hearing for a nonconforming use for a tavern be and is hereby GRANTED from and after the date of this Order.

  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Mrs. Theresa B. Jones

People's Counsel

MEMBER RECEIVED FOR FILING

DATE January 2, 1965  
BY John R. Lawrence

BUREAU OF ENGINEERING - BALTIMORE COUNTY - MD.

MAY 9 1984

# **EXHIBIT 1** **REMOVAL**

COASTAL CRANE SERVICE

BALTO. CITY  
BALTO. CO.

MH IM  
(VACANT)

SERVICE GARAGE  
MH IM

NORTH 150' POINT BLVD

DUE SOUTH 71.48

86.43  
D=7139.79

41'  
2 STORY  
55.2  
COVERED ENT.

551'-52' W  
60.83  
COMPACTED STONE

MAC PAVING

N 38'-08' W

143.50

76.29  
N 51'-52' E  
EX. ENT

SEE DW 66-077-1

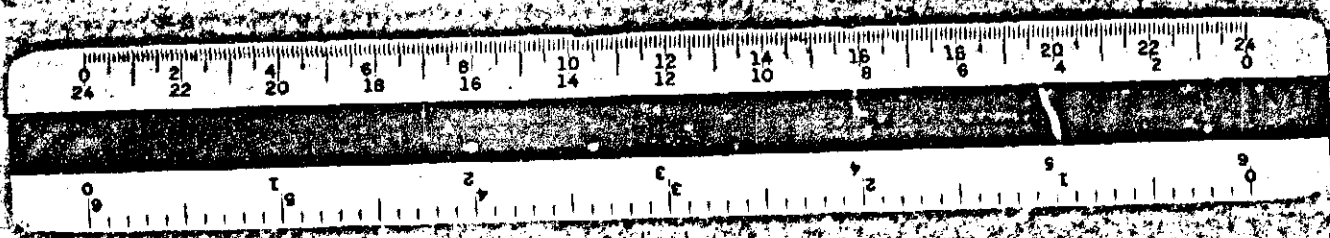
ROLLING MILL RD.

EX. USE - TAVERN  
PROP. USE - SAME  
EX. ZONING - MH IM  
PROP. ZONING - SAME, WITH A NON CONFORMING USE  
AREA OF LOT - 0.30 AC ±  
AREA OF BLDG - 2263.2 SQ. FT.

OWNER  
THERESA B. JONES  
6500 ROLLING MILL RD.  
BALTIMORE, MD. 21224  
285-1132

JONES TAVERN  
15TH DISTRICT BALTIMORE CO, MARYLAND  
SCALE 1"=20'  
DATE 10-12-84

7/107



FRANK S. LEE  
1277 NEIGHBORS AVE.  
BALTIMORE, MD. 21217  
687-6722

